

PROPERTY SURVEY FOR
EDDIE AND SANDY AMES
SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF RECORD
Warranty Deed, Entry No. 349739
Book A358, page 268

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN
SECTION 7:

Beginning at a point 320 feet South and 35 feet East of the Northwest Corner of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter and running thence North 290 feet; thence East 295 feet; thence South 310 feet; thence Northwesterly to the point of beginning.

DESCRIPTION BY SURVEY

Commencing at the Northwest Corner of the NE1/4 of the NE1/4 of the SW1/4 of Section 7, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 00°22'18" West (South, by record) 320.00 feet;
Thence North 89°57'56" East (East, by record) 35.00 feet to the TRUE POINT OF BEGINNING;
Thence North 00°22'18" East (North, by record) 290.00 feet;
Thence North 89°57'56" East 295.09 feet (East 295 feet, by record);
Thence South 00°23'50" West (South, by record) 310.00 feet;
Thence North 86°09'12" West (Northwesterly, by record) 295.48 feet to the TRUE POINT OF BEGINNING, containing 2.03 acres.

NARRATIVE

This survey was performed at the request of Sandy Ames for the purpose of locating on the ground the property corners of the above described property.

Section 7 was originally surveyed by the General Land Office using the "three-mile" method during which the sixteenth corners were set. A search was made for the monuments marking the Public Lands Survey System (PLSS) corners and the results are noted on the plat. This plat represents the dependent resurvey and the three mile method subdivision of portions of Section 7, to determine the relative positions of the aliquot parts in the NE1/4 of the SW1/4 of said Section 7.

The basis of bearings for this survey is based on WGS84 datum as determined from GPS observations which give a bearing of South 00°20'39" West from the Center Quarter Corner to the South Center Sixteenth Corner.

During the deed record research of this parcel it was found that the W1/2 of the NE1/4 of the NE1/4 of the SW1/4 of Section 7 was owned by Ernie and Diana Hadlock prior to February 1984. The parcel now owned by Ames was first divided off said W1/2 by Hadlock and conveyed to Bob Watts on 6 February 1984 (Quit-Claim Deed, Book A-110, pg 389). This same description is used on all the subsequent conveyances down to Ames (Quit-Claim Deed, Book A354, pg 597, 6 Aug 2001).

The remainder was then conveyed to Transamerica Financial Services 17 October 1985 (Warranty Deed, Book A-135, pg 483). The parcel conveyed to Watts is therefore "senior" to the remainder which was then conveyed to Transamerica in 1985.

The description used in the 1985 conveyance has an error in the dimension along the East line. The deed calls for a point of beginning which is 340 feet South of the North line and then proceeds to run South 350 feet, which causes an overlap into the SE1/4 of the NE1/4 of the SW1/4 of said Section by about 30 feet, but leaves the north boundary in agreement with the prior Watts description.

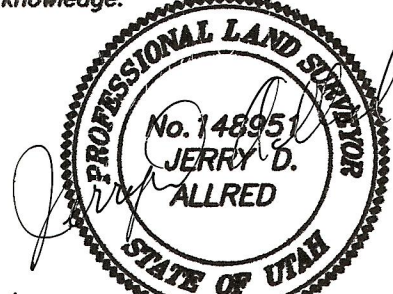
Transamerica then conveys to Scott and Vicki Hagman, (Warranty Deed, Book A-136, pg 60, 28 Oct 1985) still using the same erroneous description. Scott and Vicki subsequently convey to Trevor and Lisa Hagman (Warranty Deed, Book A458, pg 307, 15 Nov 2005). This conveyance, however, attempts to remedy the error in the previous deed by correcting the dimension along the east line. This solves the overlap to the South but now causes an overlap of 30 feet onto the Southwest Corner of the Ames property. Because the Ames parcel was conveyed off the parent parcel first, leaving a remainder, gives it, the Ames parcel a senior position to the Hagman parcel.

After conveying to Watts, Hadlock could not then sell that which he did not own which includes both the overlap to the South and the overlap onto Ames created by the 15 Nov 2005 deed.

This survey then monumented the original corners of the parcel conveyed to Ames as adjusted to preserve the integrity of the linear dimensions and keep the lines parallel with the aliquot part lines.

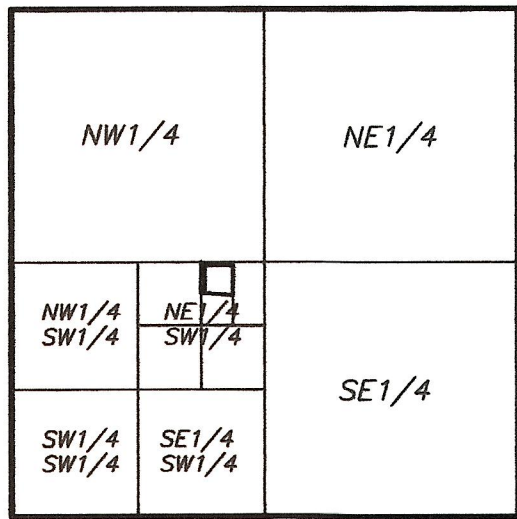
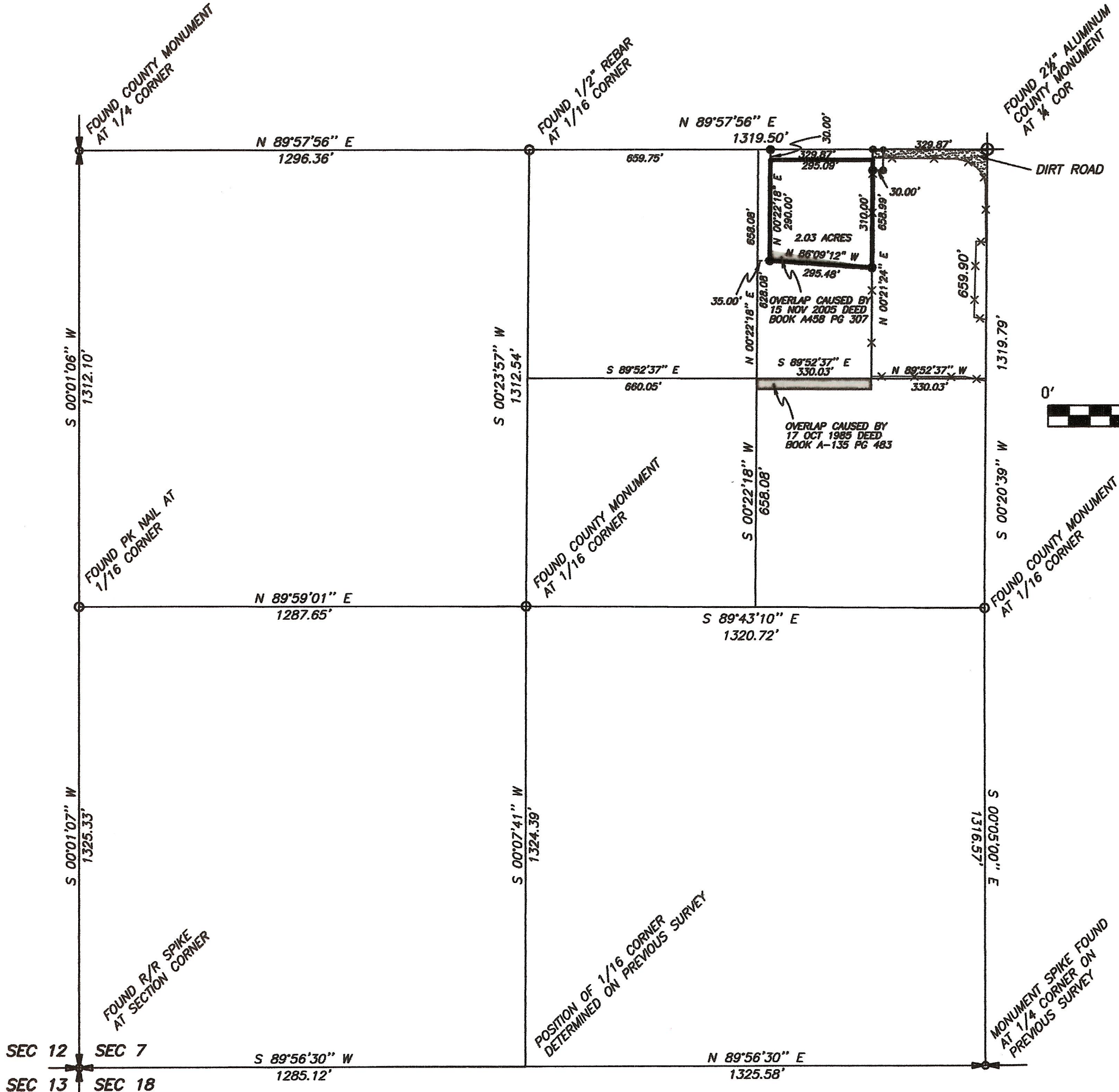
SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



7 Mar 2007
Jerry D. Allred, Professional Land Surveyor,
Certificate No. 148951, (Utah)

COUNTY SURVEYOR'S FILE # 1855
JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
121 NORTH CENTER ST. - P.O. BOX 975
Duchesne, Utah 84021
(435) 738-5352



SEC. 7, T2S, R1W, U.S.B. & M.
1"=2000'

LEGEND AND NOTES

- FOUND 1/16 CORNER
- REBAR WITH PLASTIC CAP SET BY THIS SURVEY
- ⊕ CENTER ¼ CORNER
- ⊗ ¼ CORNER FOUND BY SURVEY
- ⊕ SECTION CORNER FOUND BY THIS SURVEY

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT THE BASIS OF BEARINGS ARE BASED ON WGS 84 DATUM.